This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/17/15 13:44 2 pgs
Fees:13.00 Taxes:314.50
20151217-0127066

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of December, 2015, by and between Jesse W Cobb, unmarried, party of the first part, and Goffrey Moore and Martha Moore, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 12, on the plan of Stratton Heights, as shown on plat of record in Plat Book 1835, Page 13, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Jesse W. Cobb by virtue of that certain Warranty Deed dated August 13, 2004, at Instrument No. 20040819-0100515 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 1835, Page 13 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jesse W Cobb Matthew Cobb Attorney in Fact
Jesse W Cobb, by Matthew Cobb, Attorney In Fact

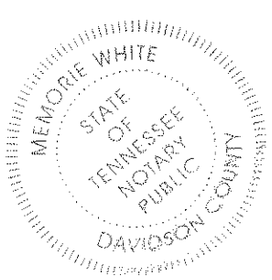
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2015, before me personally appeared Matthew Cobb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jesse W Cobb and acknowledged that he executed the same as the free act and deed of the said Jesse W Cobb.

WITNESS my hand and official seal at office this 16th day of December, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17



Property Owner & Address: Goffrey Moore and Martha Moore
3833 Moss Rose Dr
Nashville, TN 37216

Tax Parcel No 05103013800

Property Address: 920 Vantrease
Madison, TN 37115

MAIL TAX BILLS TO: Owners at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-19

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY